



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 22, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NUMBER R2007-03194-(1)
ZONE CHANGE NUMBER 200700012
CONDITIONAL USE PERMIT NUMBER 200700221
(FIRST SUPERVISORIAL DISTRICT) (3 VOTES)**

SUBJECT

Pursuant to County Code Section 22.16.070 and 22.26.010, Ziba Gregorian "the applicant" is requesting a Zone Change to change the zoning at 10550 Carmenita Road, Whittier, CA 90605 from C-2-BE/ P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, Billboard Exclusion) Zone and a Conditional Use Permit to allow the continued use of a used car lot and to implement the development program. The Regional Planning Commission held a public hearing on this matter on October, 13, 2010 and recommended approval of Zone Change Number 200700012.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Mitigated Negative Declaration ("MND") for Zone Change Case Number 200700012 and Conditional Use Permit Case Number 200700221, together with any comments received during the public review process, find on the basis of the whole record before the Board of Supervisors ("Board") that there is no substantial evidence the project will have a significant effect on the environment with mitigation, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.
2. Instruct County Counsel to prepare the necessary documents to adopt the zone change from C-2-BE/ P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, Billboard Exclusion) Zone as recommended by the Regional Planning Commission (Zone Change Number 200700012).

3. Instruct County Counsel to prepare necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200700221.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies in the Los Angeles County General Plan.
- The proposed project would be consistent with the General Plan and serve the needs of the local community due to the scale of the facility, number of employees, service area and general compatibility within the community setting.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This project approval promotes the County's Strategic Plan goal of Service Excellence and Community Services. The project components (zone change and conditional use permit) sought by the applicant were carefully researched and analyzed to ensure that quality information regarding the subject property was available.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change and other project entitlements should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a duly noticed public hearing on October 13, 2010 on Zone Change Number 200700012 and Conditional Use Permit Number 200700221 to allow the continued operation of a used car sales lot and to change the zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone). The subject property is located at 10550 Carmenita Road, Whittier, CA 90605. The project site consists of two tied lots (Lot 84 and 85). The Regional Planning Commission voted (5-0) to recommend approval of the requested zone change and conditional use permit at their October 13, 2010 meeting.

A public hearing is required for the requested zone change pursuant to Section 22.16.200 of the County Code and Section 65335 and 65856 of the Government Code. Pursuant to Subsection B of Section 22.60.170 of the County Code, the conditional use permit approved by the Regional Planning Commission is deemed to be called for review by your board and shall be considered concurrently with the recommended zone change. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of the Government Code Sections 6061, 65090, 65355 and 65856 relating to the notice of public hearing.

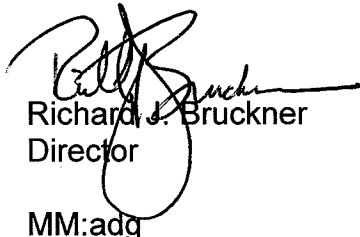
ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from noise and traffic. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance.

IMPACT ON CURRENT SERVICES

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully submitted,



Richard J. Bruckner
Director

MM:adg

Attachments: Commission Resolution, Commission Findings and Conditions, Commission Staff Report and Attachments, Factual, Environmental Documentation

c: Chief Executive Officer, County Counsel, Board of Supervisors

DRAFT

ZONING CASE NUMBER RZC200700012

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County General Plan, relating to the Sunshine Acres Zoned District Number 48.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Sunshine Acres Zoned District Number 48 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan.

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NUMBER R2007-03194-(1)
ZONE CHANGE NUMBER 200700012**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case RZC200700012 on October 13, 2010; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone). The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, and automobile radiator shops, automobile repair garages within an enclosed building only. All uses subject to permit in the C-3 Zone, would still be subject to permit. The development standards for the C-2 zone shall apply to the proposed C-3-DP Zone, including a height limit of 35 feet and outdoor storage restrictions.
2. The proposed project includes the continued operation of a used car sales lot located at 10550 Carmenita Road, Whittier, CA 90605. The project site consists of two tied lots (Lot 84 and 85).
3. The project site is a 14,000 square foot lot which is used as an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.
4. The Zone Change request was heard concurrently with Conditional Use Permit Number 200700221.
5. The subject property is currently designated category "1" or (Low-Density Residential 1 to 6 du/ac), within the Los Angeles County General Plan. The General Plan describes recommended densities for residential uses however, local commercial and industrial services are discussed. Local commercial and industrial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community, such uses include: facilities providing neighborhood or community convenience goods and services, highway or roadside facilities and services of a minor nature, local community/neighborhood serving office and professional services and light industrial uses of a minor nature as defined by the scale of the facility,

number of employees, service area and general compatibility within the community setting.

6. The General Plan describes these as appropriate uses under general conditions and standards: 1) Location - The proposed used car sale use is located at the intersection of Carmenita Road and Telegraph Road, which is a primary intersection in the community. A commercial shopping center is located directly across the street (Carmenita Road) from the proposed use and it is adjacent to manufacturing uses. The project has adequate parking and would not cause any adverse impacts to circulation. 2) Scale - The project site is approximately half an acre in size and has two, one story buildings on site. Under the conditions of this conditional use permit, the maximum height of any structure on the property shall not exceed 35 feet, which is consistent with the maximum height allowed in neighboring residential neighborhoods. The overall size of the proposed use is smaller than surrounding commercial uses and would not cause any adverse impact due to intensity or scale of use. 3) Design - Structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential area, and as a condition of approval this buffer will be required to be maintained. The property complies with current sign requirements, one freestanding pole sign does exist along Carmenita Road, which was previously permitted. 4) Access and traffic - The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts. The size is adequately served by sufficient roads and highways. Overall, the proposed use meets the conditions and standards described in the General Plan for a local serving commercial use to be allowed.
7. A need for the proposed C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion) Zone within the area under consideration exists to promote use and development of the property that is compatible with the surrounding zoning and uses and to implement the County General Plan goals to accommodate local serving businesses.
8. Placement for the proposed zone at such location is in the interest of public health, safety and general welfare, and in conformity with good zoning practices because it is located adjacent to an already commercial intersection and fulfills a local serving business need.
9. The subject property is currently zoned C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction), however, a zone change to C-3-DP-

BE (Unlimited Commercial, with a Development Program and Billboard Exclusion) is a more appropriate zoning designation for a project of this size and scope as it allows for used car sales within the zone. Because the project site is adjacent to residential property on the south, it is appropriate that a Development Program be attached to the zoning of this project as any future plans for development should be evaluated as to the impact on the surrounding community.

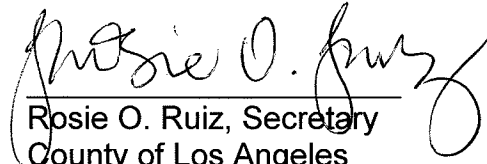
10. The project site is located next to a mix of commercial and manufacturing uses to the North, West and East. Single-family residential is located to the South of the property. The proposed project is small business and has existed for ten years in its current location, no parking problems have been reported and no expansions are proposed. Given the projects current operation and the project is compatible with the surrounding community and land use designations.
11. It is necessary to maintain the Billboard Exclusion designation within the proposed zone as outdoor advertising will cause hazards to pedestrians and motorists, compete with on-site business signs by decreasing their effectiveness, detract from the appearance of the area as a place to shop and work, and conflict with community goals.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone);
2. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan; and

3. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 13, 2010.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

MM:AG
11/22/2010

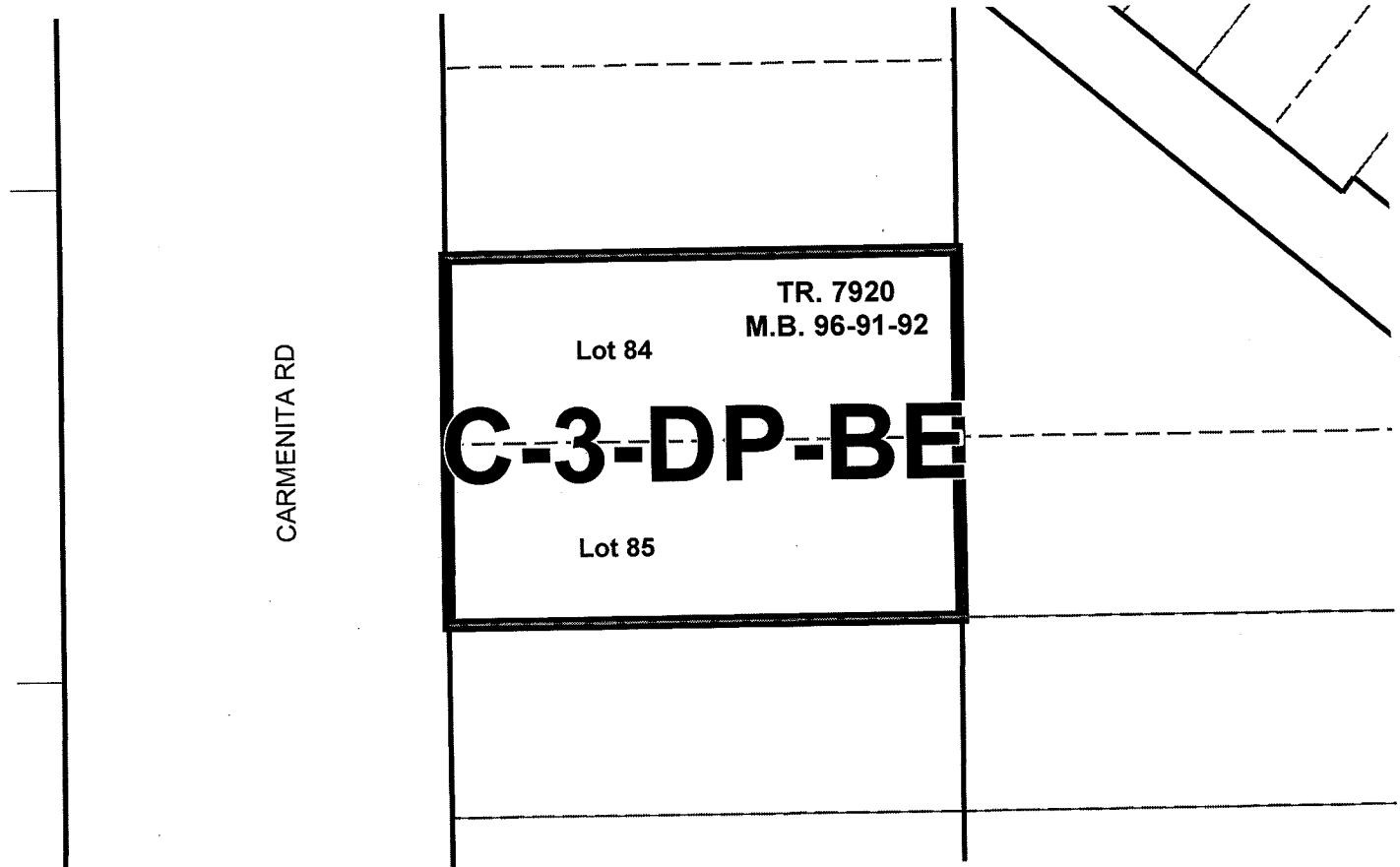
CHANGE OF PRECISE PLAN
SUNSHINE ACRES ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700012

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



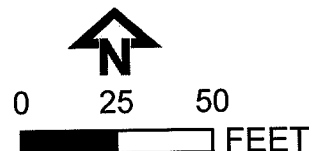
LEGAL DESCRIPTION:

LOTS 84 AND 85 OF TRACT NO. 7920, IN THE CITY OF SANTA FE SPRINGS,
AS PER MAP RECORDED BOOK 96 PAGES 91 AND 92 OF MAPS. THE REAL
PROPERTY ADDRESS IS COMMONLY KNOWN AS
10550 CARMENITA ROAD
WHITTIER, CA 90605

THE ASSESSOR'S PARCEL NUMBER FOR THE REAL PROPERTY IS
8029-003-051.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



DIGITAL DESCRIPTION: \ZCOZD_SUNSHINE_ACRES\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

COUNTY ZONING MAP
090H273

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2007-03194-(1)
CONDITIONAL USE PERMIT NUMBER 200700221**

REQUEST

Pursuant to Section 22.56 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting to allow the continued operation of a used car sales lot. A concurrent application for a zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) is required to allow for the sale of used cars and has been requested. The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, and automobile radiator shops, automobile repair garages within an enclosed building only. All uses subject to permit in the C-3 Zone, would still be subject to permit and therefore would require a CUP to be allowed on the property. The development standards for the C-2 zone shall apply to the proposed C-3-DP Zone, including a height limit of 35 feet and outdoor storage restrictions. The property has been operating under a clean hands waiver since September 10, 2007.

REGIONAL PLANNING COMMISSION HEARING DATE: October 13, 2010

A duly noticed public hearing was held on October 13, 2010 before the Regional Planning Commission. Commissioners Valadez, Bellamy, Helsley, and Rew were present. Commissioner Mondugno was absent. The applicant, Ziba Gregorian presented testimony in favor of the request and answered questions presented by the Commission.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

FINDINGS

1. The project is located at 10550 Carmenita Road, Whittier in the Sunshine Acres Zoned District. The property is located on the corner of Carmenita Road and Telegraph Road and consists of two tied lots (APN 8029-003-051).
2. The project includes the continued operation of a used car lot, a zone change from C-2-BE/P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone).

3. Project site is a 14,000 square foot lot used as an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.
4. The granting of this conditional use permit is contingent upon the approval of Zone Change Permit Number 200700012 by the Los Angeles County Board of Supervisors.
5. The subject property is proposed to be zoned C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone)
6. The project is consistent with the General Plan for the area. The project site is designated as Category 1 - Low Density Residential 1-6 du/acre within the Los Angeles County General Plan. The general plan describes recommended densities for residential uses however, local commercial and industrial services are discussed. Local commercial and industrial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community, such uses include: facilities providing neighborhood or community convenience goods and services, highway or roadside facilities and services of a minor nature, local community/neighborhood serving office and professional services and light industrial uses of a minor nature as defined by the scale of the facility, number of employees, service area and general compatibility within the community setting.
7. The proposed used car sale use is located at the intersection of Carmenita Road and Telegraph Road, which is a primary intersection in the community. A commercial shopping center is located directly across the street (Carmenita Road) from the proposed use and it is adjacent to manufacturing uses. The project has adequate parking and would not cause any adverse impacts to circulation.
8. The project site is approximately half an acre in size and has two, one story buildings on site. Under the conditions of this conditional use permit, the maximum height of any structure on the property shall not exceed 35 feet, which is consistent with the maximum height allowed in neighboring residential neighborhoods. The overall size of the proposed use is smaller than surrounding commercial uses and would not cause any adverse impact due to intensity or scale of use.
9. Structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential and as a condition of approval this buffer will be required to be maintained. The property complies with current sign requirements, one freestanding pole sign does exist along Carmenita Road, which was previously permitted.

10. The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts. The size is adequately served by sufficient roads and highways. Overall, the proposed use meets the conditions and standards described in the General Plan for a local serving commercial use to be allowed.
11. Under the limitations of the conditional use permit, the subject property would be subject to the development standards for the C-2 Zone under Section 22.28.170. It is necessary to limit the development standards to those in C-2 as opposed to C-3 due to height and buildable area. The following development standards apply:
- A. That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.
 - B. That there be parking facilities as required by Part 11 of Chapter 22.52.
 - C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.
 - D. Outside Display. Except for uses described in 22.28.170(D), all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
 - E. Outside Storage. No outside storage shall be permitted.

Parking

Parking for a used car lot shall be provided as required by Section 22.52.1200 of the County Code. This section requires one space for every 250 square feet of floor area of building. The project has a total of 2,508 square feet of building area, therefore 10 parking spaces are required. The site plan depicts fourteen total parking space provided. This requirement has been met.

Signage

All signage shall comply with Part 10 of Section 22.52 of the County Code. Currently the project has a wall business sign and one free standing pole sign previously permitted. No new signage is proposed.

Landscaping:

Ten percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. This requirement has been included as a condition of approval of the CUP.

12. The proposed project use has existed in the same location for over ten years and has been operating under a clean hands waiver since September 10, 2007. The project site is located in a prime location for commercial use and is adjacent to other commercial uses to the North, West and East. There is a large commercial shopping complex directly across the street from this use (Carmenita Road) that is under jurisdiction of the City of Santa Fe Springs. The proposed use would not cause any adverse impacts to the community and has become a part of the community's neighborhood pattern over the last ten years. Residential uses to the South would continue to be buffered by the commercial use.
13. In order to provide privacy to the adjacent residential uses and a buffer between the commercial use and residential property, as a condition of approval the applicant shall provide a 30 foot buffer along the southern boundary of the property between the commercial use and the residential use.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
16. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.
17. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from noise and traffic. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. A Notice of Intent to Adopt the MND was provided on September 2, 2010, it was included in the public hearing notice and newspaper advertisement.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area, as it provides a local serving commercial business and is consistent with the General Plan's standards for location, scale, design and access and traffic; and

- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare because the use has existed in the same location for over ten years and the project site is located in a prime location for commercial use and is adjacent to other commercial uses to the North, West and East. There is a large commercial shopping complex directly across the street from this use (Carmenita Road) that is located in the City of Santa Fe Springs. The proposed use would not cause any adverse impacts to the community and has become a part of the community's neighborhood pattern over the last ten years. Residential uses to the South would continue to be buffered from the commercial use; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area because structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION

1. The Regional Planning Commission has reviewed and considered the Mitigated Negative Declaration for this project and concludes that it reflects the independent judgment of the Commission and finds that based on the record before the Commission, there is no substantial evidence that the project will have a significant effect on the environment and therefore adopts the Mitigated Negative Declaration associated with Project Number R2007-03194-(1) and environmental assessment case number RENV 201000005 and adopts the Mitigation Monitoring Program.
2. In view of the findings of the fact and conclusions presented above, conditional use permit 200700221 is approved, subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE 4-0

Concurring: Valadez, Bellamy, Helsley, and Rew

Dissenting:

Abstaining:

Absent: Modogno

Action Date: 10/13/2010

MM:ag

11/15/10

Regional Planning Commission Transmittal Checklist

Hearing Date
10/13/10
Agenda Item No. 7

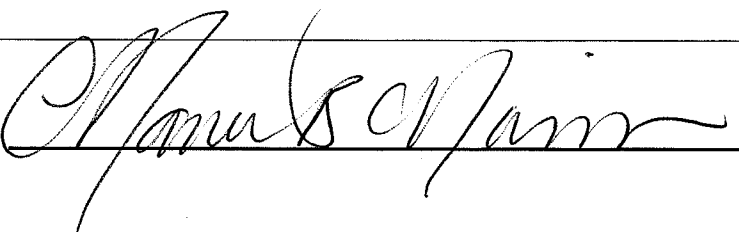
Project Number: R2007-03194-(1)

Case(s): Zone Change Number 200700012
Conditional Use Permit Number 200700221

Planner: Anita Gutierrez

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☒ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (Mitigated Negative Declaration)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☐ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☐
- ☐
- ☐

Reviewed By:





Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2007-03194-(1)
ZONE CHANGE NUMBER 200700012
CONDITIONAL USE PERMIT NUMBER 200700221

PUBLIC HEARING DATE
10/13/2010

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Ziba Gregorian

OWNER

Ziba Gregorian

REPRESENTATIVE

None

PROJECT DESCRIPTION

Pursuant to Section 22.56 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting to allow the continued operation of a used car sales lot. A concurrent application for a zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) is required to allow for the sale of used cars and has been requested.

REQUIRED ENTITLEMENTS

The applicant is requesting a Zone Change to change the zoning from C-2-BE/ P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zones to C-3-DP-BE (Unlimited Commercial, Billboard Exclusion with a Development Program) Zone and a Conditional Use Permit to allow the continued operation of a used car lot and to implement the development program.

LOCATION/ADDRESS

10550 Carmenita Road, Whittier

SITE DESCRIPTION

Project site is a 14,000 sq foot lot developed with an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.

ACCESS

Via Carmenita

ZONED DISTRICT

Sunshine Acres

ASSESSORS PARCEL NUMBER

8029-003-051

COMMUNITY

South Whittier - Sunshine Acres

SIZE

0.5 Acres

COMMUNITY STANDARDS DISTRICT

N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Used car lot	C-2-BE (Neighborhood commercial) and P-R (Restricted Parking)
North	Commercial	City of Santa Fe Springs
East	Single-Family residences and Commercial	A-1 (Light agriculture) and M-1-BE (Light manufacturing)
South	Single-Family residences	A-1 (Light agriculture) and M-1-DP (Light manufacturing)
West	Commercial	City of Santa Fe Springs

GENERAL PLAN/COMMUNITY PLAN

LA County General Plan

LAND USE DESIGNATION

Category 1 - Low Density
Residential 1-6 du/acre

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

Mitigated Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

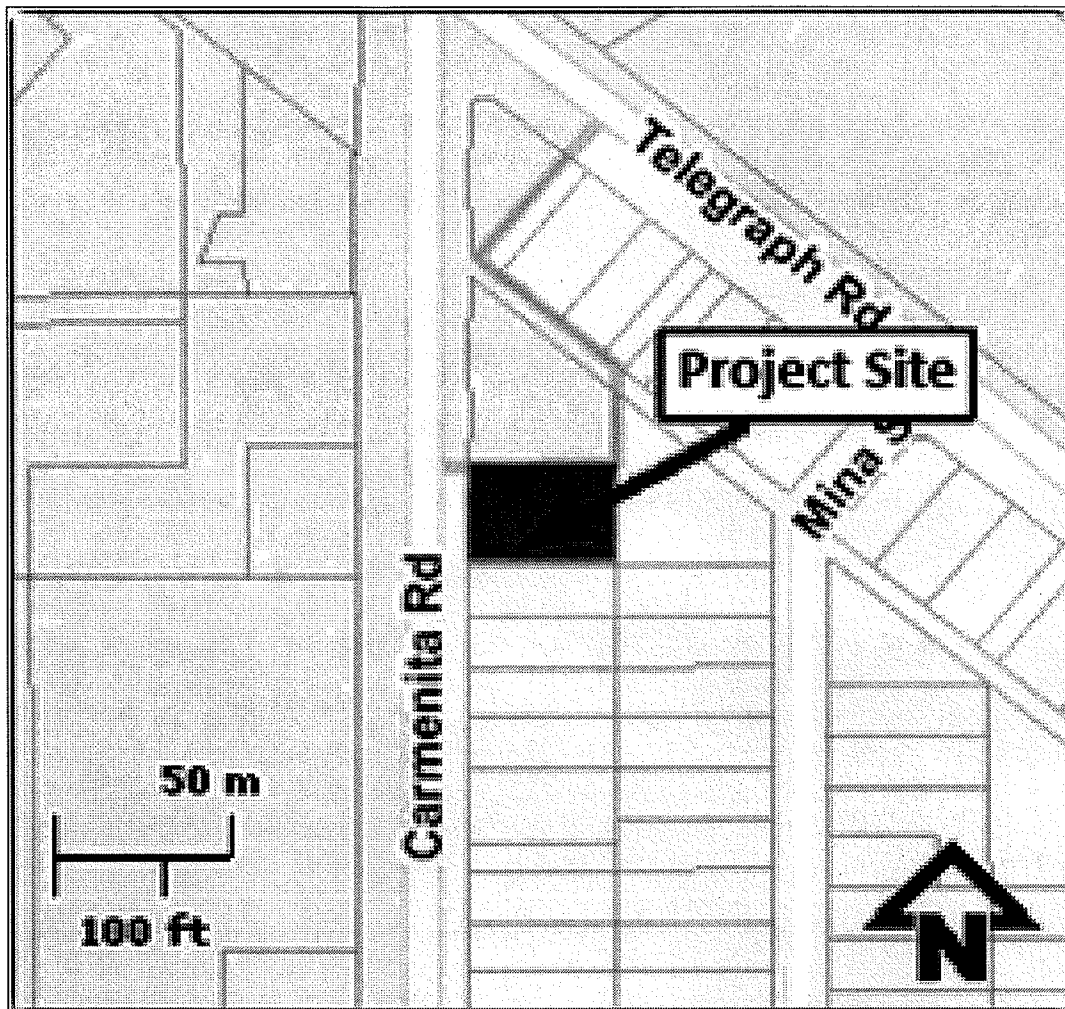
STAFF CONTACT PERSON: Anita Gutierrez

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0
--------------------------	--------------------------	------------------------

*(O) = Opponents (F) = In Favor



STAFF ANALYSIS
PROJECT NUMBER R2007-03194-(1)
ZONE CHANGE NUMBER 200700012
CONDITIONAL USE PERMIT NUMBER 200700221

PROJECT DESCRIPTION

Pursuant to Section 22.56 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting to allow the continued operation of a used car sales lot. A concurrent application for a zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) is required to allow for the sale of used cars and has been requested. The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, and automobile radiator shops, automobile repair garages within an enclosed building only. All uses subject to permit in the C-3 Zone, would still be subject to permit and therefore would require a CUP to be allowed on the property. The development standards for the C-2 zone shall apply to the proposed C-3-DP Zone, including a height limit of 35 feet and outdoor storage restrictions. The property has been operating under a clean hands waiver since September 10, 2007.

REQUIRED ENTITLEMENTS

Pursuant to County Code Section 22.16.070 and 22.26.010, the applicant is requesting a Zone Change to change the zoning from C-2-BE/ P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zones to C-3-DP-BE (Unlimited Commercial, Billboard Exclusion) Zone and a Conditional Use Permit to allow the continued use of a used car lot and to implement the development program.

LOCATION

10550 Carmenita Road, Whittier, CA 90605. The project site consists of two tied lots (Lot 84 and 85)

SITE PLAN DESCRIPTION

Project site is a 14,000 square foot lot which is used as an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from noise and traffic. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. A Notice of Intent to Adopt the MND was provided on September 2, 2010, it was included in the public hearing notice and newspaper advertisement.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

The two buildings on the property were legally built with building permits in 1950, it is unknown what the use on the property was at that time. The current owners purchased the property in 1998, at that time the property was being used for as a site for a U-haul rental company, an allowed by right in the C-2-BE Zone. In 2000 the owners allowed a lessee to establish a used car sales lot on the subject property, a use not allowed in the zone. In 2007 the owners became aware that the used car sales use was not allowed in the current zone and subsequently applied for the appropriate permits. The property has been operating under a clean hands waiver since September 10, 2007.

- 1972 Zoning Ordinance 10,608, adopted on November 8, 1972 changed, Lot 84 to C-2 (Neighborhood commercial) and Lot 85 to P-R (Parking Restricted) Zone.
- 1984 Zoning Ordinance 84-0146Z, adopted on August 28, 1984 changed Lot 84 of Tract 7920 from C-2 (Neighborhood commercial) to C-2-BE (Neighborhood Commercial, Billboard Exclusion) Zone.

STAFF EVALUATION

General Plan Consistency

The project site is designated as Category 1 - Low Density Residential 1-6 du/acre within the Los Angeles County General Plan. The general plan describes recommended densities for residential uses however, local commercial and industrial services are discussed. Local commercial and industrial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community, such uses include: facilities providing neighborhood or community convenience goods and services, highway or roadside facilities and services of a minor nature, local community/neighborhood serving office and professional services and light industrial uses of a minor nature as defined by the scale of the facility, number of employees, service area and general compatibility within the community setting.

The General Plan describes these as appropriate uses under general conditions and standards:

- Location -1) The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established shopping facilities
- 2) The proposed use should be located so as to not invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.

The proposed used car sale use is located at the intersection of Carmenita Road and Telegraph Road, which is a primary intersection in the community. A commercial shopping center is located directly across the street (Carmenita Road) from the proposed use and it is adjacent to manufacturing uses. The project has adequate parking and would not cause any adverse impacts to circulation.

Scale – (1) The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 10 acres in size. (2) The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development. (3) The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

The project site is approximately half an acre in size and has two, one story buildings on site. Under the conditions of this conditional use permit, the maximum height of any structure on the property shall not exceed 35 feet, which is consistent with the maximum height allowed in neighboring residential neighborhoods. The overall size of the proposed use is smaller than surrounding commercial uses and would not cause any adverse impact due to intensity or scale of use.

Design – (1) Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses (2) Proposed local service use should reflect locally recognized architectural themes and enhance overall community character. (3) Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment and should not project above the roofline or disrupt the architectural design of the structure. (4) Freestanding signs should generally be discouraged and permitted only where they are determined to be aesthetically and functionally appropriate. (5) Off-site signs should be prohibited.

Structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential and as a condition of approval this buffer will be required to be maintained. The property complies with current sign requirements, one freestanding pole sign does exist along Carmenita Road, which was previously permitted.

Access and traffic – (1) The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways. (2) Access, egress and onsite parking

should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts. The size is adequately served by sufficient roads and highways.

Overall, the proposed use meets the conditions and standards described in the General Plan for a local serving commercial use to be allowed.

Zoning Ordinance and Development Standards Compliance

Under the limitations of the conditional use permit, the subject property would be subject to the development standards for the C-2 Zone under the Section 22.28.170. It is necessary to limit the development standards to those in C-2 as opposed to C-3 due to height and buildable area. Those development standards are as follows:

- A. That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. That there be parking facilities as required by Part 11 of Chapter 22.52.
- B. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.
- C. Outside Display. Except for uses described in 22.28.170(D), all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
- D. Outside Storage. No outside storage shall be permitted in Zone C-2.

Parking

Parking for a used car lot shall be provided as required by Section 22.52.1200 of the County Code. This section requires one space for every 250 square feet of floor area of building. The project has a total of 2,508 square feet of building area, therefore 10 parking spaces are required. The site plan depicts fourteen total parking space provided. This requirement has been met.

Signage

All signage shall comply with Part 10 of Section 22.52 of the County Code. Currently the project has a wall business sign and one free-standing pole sign previously permitted. No new signage is proposed.

Landscaping:

Ten percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Landscaping shall be provided per condition of approval for this CUP.

Neighborhood Impact/Land Use Compatibility

The proposed project use has existed in the same location for over ten years and has been operating under a clean hands waiver since September 10, 2007. The project site is located in a prime location for commercial use and is adjacent to other commercial uses to the North, West and East. There is a large commercial shopping complex directly across the street from this use (Carmenita Road) that is located in the City of Santa Fe Springs. The proposed use would not cause any adverse impacts to the community and has become a part of the community's neighborhood pattern over the last ten years. Residential uses to the South would continue to be buffered from the commercial use.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.16.110 and 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works – The Department recommended approval of this CUP without additional conditions. Please see attached letter dated July 15, 2010.

Fire Department – The Department had no comments

PUBLIC COMMENTS

No comments from the public have been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends Approval of project number RCUP 200700221 subject to the attached conditions. Staff also recommends that the Regional Planning Commission recommend approval of Zone Change 200700012 to the Board of Supervisors with the attached resolutions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Mitigated Negative Declaration associated with Project Number R2007-03194-(1) and environmental assessment case number RENV 201000005 with the recommended mitigation measures.

I move that the Regional Planning Commission APPROVE Conditional Use Permit number 200700221 with the attached findings and conditions and recommend to the Los Angeles County Board of Supervisors approval of Zone Change permit number 200700012.

Prepared by Anita Gutierrez

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits Section II

Attachments:

Draft Conditions of Approval

Applicant's Burden of Proof statement

Environmental Document

Site Photographs

Site Plan

Land Use Map

Resolution

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2007-03194-(1)
CONDITIONAL USE PERMIT NUMBER 200700221**

REQUEST

Pursuant to Section 22.56 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting to allow the continued operation of a used car sales lot. A concurrent application for a zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) is required to allow for the sale of used cars and has been requested. The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, and automobile radiator shops, automobile repair garages within an enclosed building only. All uses subject to permit in the C-3 Zone, would still be subject to permit and therefore would require a CUP to be allowed on the property. The development standards for the C-2 zone shall apply to the proposed C-3-DP Zone, including a height limit of 35 feet and outdoor storage restrictions. The property has been operating under a clean hands waiver since September 10, 2007.

REGIONAL PLANNING COMMISSION HEARING DATE: October 13, 2010

FINDINGS

1. The project is located at 10550 Carmenita Road, Whittier in the Sunshine Acres Zoned District. The property is located on the corner of Carmenita Road and Telegraph Road and consists of two tied lots (APN 8029-003-051).
2. The project includes the continued operation of a used car lot, a zone change from C-2-BE/P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone).
3. Project site is a 14,000 square foot lot used as an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.
4. The granting of this conditional use permit is contingent upon the approval of Zone Change Permit Number 200700012 by the Los Angeles County Board of Supervisors.
5. The subject property is proposed to be zoned C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone)

6. The project is consistent with the General Plan for the area. The project site is designated as Category 1 - Low Density Residential 1-6 du/acre within the Los Angeles County General Plan. The general plan describes recommended densities for residential uses however, local commercial and industrial services are discussed. Local commercial and industrial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community, such uses include: facilities providing neighborhood or community convenience goods and services, highway or roadside facilities and services of a minor nature, local community/neighborhood serving office and professional services and light industrial uses of a minor nature as defined by the scale of the facility, number of employees, service area and general compatibility within the community setting.
7. The proposed used car sale use is located at the intersection of Carmenita Road and Telegraph Road, which is a primary intersection in the community. A commercial shopping center is located directly across the street (Carmenita Road) from the proposed use and it is adjacent to manufacturing uses. The project has adequate parking and would not cause any adverse impacts to circulation.
8. The project site is approximately half an acre in size and has two, one story buildings on site. Under the conditions of this conditional use permit, the maximum height of any structure on the property shall not exceed 35 feet, which is consistent with the maximum height allowed in neighboring residential neighborhoods. The overall size of the proposed use is smaller than surrounding commercial uses and would not cause any adverse impact due to intensity or scale of use.
9. Structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential and as a condition of approval this buffer will be required to be maintained. The property complies with current sign requirements, one freestanding pole sign does exist along Carmenita Road, which was previously permitted.
10. The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts. The size is adequately served by sufficient roads and highways. Overall, the proposed use meets the conditions and standards described in the General Plan for a local serving commercial use to be allowed.
11. Under the limitations of the conditional use permit, the subject property would be subject to the development standards for the C-2 Zone under Section 22.28.170. It is necessary to limit the development standards to those in C-2 as opposed to C-3 due to height and buildable area. The following development standards apply:

- A. That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.
- B. That there be parking facilities as required by Part 11 of Chapter 22.52.
- C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.
- D. Outside Display. Except for uses described in 22.28.170(D), all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
- E. Outside Storage. No outside storage shall be permitted.

Parking

Parking for a used car lot shall be provided as required by Section 22.52.1200 of the County Code. This section requires one space for every 250 square feet of floor area of building. The project has a total of 2,508 square feet of building area, therefore 10 parking spaces are required. The site plan depicts fourteen total parking space provided. This requirement has been met.

Signage

All signage shall comply with Part 10 of Section 22.52 of the County Code. Currently the project has a wall business sign and one free standing pole sign previously permitted. No new signage is proposed.

Landscaping:

Ten percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. This requirement has been included as a condition of approval of the CUP.

12. The proposed project use has existed in the same location for over ten years and has been operating under a clean hands waiver since September 10, 2007. The project site is located in a prime location for commercial use and is adjacent to other commercial uses to the North, West and East. There is a large commercial shopping complex directly across the street from this use (Carmenita Road) that is under jurisdiction of the City of Santa Fe Springs. The proposed use would not cause any adverse impacts to the community and has become a part of the community's neighborhood pattern over the last ten years. Residential uses to the South would continue to be buffered by the commercial use.

13. In order to provide privacy to the adjacent residential uses and a buffer between the commercial use and residential property, as a condition of approval the applicant shall provide a 30 foot buffer along the southern boundary of the property between the commercial use and the residential use.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
16. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.
17. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from noise and traffic. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. A Notice of Intent to Adopt the MND was provided on September 2, 2010, it was included in the public hearing notice and newspaper advertisement.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area, as it provides a local serving commercial business and is consistent with the General Plan's standards for location, scale, design and access and traffic; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare because the use has existed in the same location for over ten years and the project site is located in a prime location for commercial use and is adjacent to other commercial uses to the North, West and East. There is a large commercial shopping complex directly across the street from this use (Carmenita Road) that is located in the City of Santa Fe Springs. The proposed use would not cause any adverse impacts to the community and has become a part of the community's neighborhood pattern over the

last ten years. Residential uses to the South would continue to be buffered from the commercial use; and

- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area because structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION

- 1. The Regional Planning Commission has reviewed and considered the Mitigated Negative Declaration for this project and concludes that it reflects the independent judgment of the Commission and finds that based on the record before the Commission, there is no substantial evidence that the project will have a significant effect on the environment and therefore adopts the Mitigated Negative Declaration associated with Project Number R2007-03194-(1) and environmental assessment case number RENV 201000005 and adopts the Mitigation Monitoring Program.
- 2. In view of the findings of the fact and conclusions presented above, conditional use permit 200700221 is approved, subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MM:ag

9/29/10

Pursuant to Section 22.56 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting to allow the continued operation of a used car sales lot. A concurrent application for a zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) is required to allow for the sale of used cars and has been requested. The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, and automobile radiator shops, automobile repair garages within an enclosed building only. All uses subject to permit in the C-3 Zone, would still be subject to permit and therefore would require a CUP to be allowed on the property. This grant is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 5, and until all required monies have been paid pursuant to Condition 8 and Condition 9. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4, and 7 shall be effective immediately upon final approval of this grant by the County. The recorded affidavit shall be filed and the required monies shall be by within 90 days of final approval of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

4. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
5. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
6. **This grant shall terminate on October 13, 2030.** If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
7. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 of the Los Angeles County Code. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County of Los Angeles the sum of **\$2,000.00** The deposit shall be placed in a performance fund, which

shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (one every other year)**, Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time additional inspections are required, whichever is greater.

9. Within 3 days of the final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code (currently, **\$2,085.25** (\$2,010.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee)). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring Program, which are incorporated by this reference as if set forth fully herein.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
16. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
18. This grant shall not be effective until Zone Change Permit Number 200700012 has been adopted by the Los Angeles County Board of Supervisors.
19. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
20. No existing building or structure which under the program is to be demolished shall be used.
21. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
22. All improvements shall be completed prior to the occupancy of any structures.
23. This grant allows for the continued operation and maintenance of used car lot depicted on the approved Exhibit "A", subject to the following conditions:
 - a) The permittee shall maintain the property in a neat and orderly fashion;
 - b) The permittee shall maintain free of litter all areas on the premises under which the permittee has control;

- c) A minimum of ten automobile parking spaces shall be provided on site at all times, one of which shall be handicap accessible.
- d) All external lighting shall be directed away from residential properties and shielded from adjacent residences. All lighting shall be turned off by 10:00 p.m., except for security lighting.
- e) The property shall maintain a 30 foot buffer strip along the southern property boundary to protect the adjacent residential uses from any adverse impacts.

MC:AG
09/27/10

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV 201000005 / RCUP 200700221

The Department of Regional Planning staff has determined the following conditions or changes in the project are necessary in order to ensure there will be no substantial evidence the proposed project will have a significant effect on the environment.

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Utilities-Water/Sewer					
	Public Work's Consolidated Sewer Maintenance District is responsible for the maintenance and operation of the local sewer within the project area. Should there be a need for a sewer project.	Any sewer construction project within the project area comply with the Public Works' sewer standards.	Prior to issuance of grading or building permits, whichever occurs first.	permittee	Public Works
Noise					
	Provide noise buffer between commercial use and residential.	Maintain 30 foot buffer between residential and commercial structures.	Buffer already in place	permittee	Regional Planning
Compliance					
	Compliance with above mitigation measures, shall be included in the Conditional Use Permit Conditions and no further monitoring is required.			permittee	Regional Planning

As the applicant, I agree to incorporate these changes/conditions into the project and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant

_____ Date



No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

Staff

_____ Date

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NUMBER R2007-03194-(1)
ZONE CHANGE NUMBER 200700012**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case RZC200700012 on October 13, 2010; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) has been requested. The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, and automobile radiator shops, automobile repair garages within an enclosed building only. All uses subject to permit in the C-3 Zone, would still be subject to permit. The development standards for the C-2 zone shall apply to the proposed C-3-DP Zone, including a height limit of 35 feet and outdoor storage restrictions.
2. The proposed project includes the continued operation of a used car sales lot located at 10550 Carmenita Road, Whittier, CA 90605. The project site consists of two tied lots (Lot 84 and 85)
3. The project site is a 14,000 square foot lot which is used as an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.
4. The Zone Change request was heard concurrently with Conditional Use Permit Number 200700221.
5. The proposed zoning is consistent with the General Plan. The subject property is currently designated category "1" or (Low-Density Residential 1 to 6 du/ac), within the Los Angeles County General Plan. The general plan describes recommended densities for residential uses however, local commercial and industrial services are discussed. Local commercial and industrial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community, such uses include: facilities providing neighborhood or community convenience goods and services, highway or roadside facilities and services of a minor nature, local community/neighborhood serving office and professional services and light

industrial uses of a minor nature as defined by the scale of the facility, number of employees, service area and general compatibility within the community setting.

6. The General Plan describes these as appropriate uses under general conditions and standards: 1) Location - The proposed used car sale use is located at the intersection of Carmenita Road and Telegraph Road, which is a primary intersection in the community. A commercial shopping center is located directly across the street (Carmenita Road) from the proposed use and it is adjacent to manufacturing uses. The project has adequate parking and would not cause any adverse impacts to circulation. 2) Scale - The project site is approximately half an acre in size and has two, one story buildings on site. Under the conditions of this conditional use permit, the maximum height of any structure on the property shall not exceed 35 feet, which is consistent with the maximum height allowed in neighboring residential neighborhoods. The overall size of the proposed use is smaller than surrounding commercial uses and would not cause any adverse impact due to intensity or scale of use. 3) Design - Structures are set back approximately 36 feet from the front property line, 30 feet from southern side yard property line, five feet from the northern side yard property line and three feet from the rear yard property line. There is a 30 foot buffer on the southern side of the property between the proposed use and the residential area, and as a condition of approval this buffer will be required to be maintained. The property complies with current sign requirements, one freestanding pole sign does exist along Carmenita Road, which was previously permitted. 4) Access and traffic - The project provides sufficient parking for the proposed use and does not anticipate generating traffic to the extent that would cause any adverse impacts. The size is adequately served by sufficient roads and highways. Overall, the proposed use meets the conditions and standards described in the General Plan for a local serving commercial use to be allowed.
7. A need for the proposed C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion) Zone within the area under consideration exists to promote use and development of the property that is compatible with the surrounding zoning and uses and to implement the County General Plan goals to accommodate local serving businesses.
8. Placement for the proposed zone at such location is in the interest of public health, safety and general welfare, and in conformity with good zoning practices because it is located adjacent to an already commercial intersection and fulfills a local serving business need. The used car sales lot provides a service to the local community and currently it is not allowed within the C-2 Zone, therefore changing the Zone to C-3-DP-BE would allow a compatible use to continue in a location suitable for commercial use.

9. The subject property is currently zoned C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction), however a zone change to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion) is a more appropriate zoning designation for a project of this size and scope as it allows for used car sales within the zone. Because the project site is adjacent to residential property on the south, it is appropriate that a development program be attached to the zoning of this project as any future plans for development should be evaluated as to the impact on the surrounding community.
10. The project site is located next to a mix of commercial and manufacturing uses to the North, West and East. Single-family residential is located to the South of the property. The proposed project is small business and has existed for ten years in its current location, no parking problems have been reported and no expansions are proposed. Given the projects current operation and the project is compatible with the surrounding community and land use designations.
11. It is necessary to maintain the Billboard Exclusion designation within the proposed zone as outdoor advertising will cause hazards to pedestrians and motorists, compete with on-site business signs by decreasing their effectiveness, detract from the appearance of the area as a place to shop and work, and conflict with community goals.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from noise and traffic. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. A Notice of Intent to Adopt the MND was provided on September 2, 2010, it was included in the public hearing notice and newspaper advertisement.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone);
2. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan; and
3. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.
4. That the Board of Supervisors review and adopt the Mitigated Negative Declaration and mitigation monitoring program.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 13, 2010.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

MM:AG
09/28/10



* * * * INITIAL STUDY * * * *

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**GENERAL INFORMATIONMap Date: 12-7-2007 Staff Member: Anita GutierrezThomas Guide: 707 C-5 USGS Quad: WhittierLocation: 10550 Carmenita Road, Whittier CA 90605

Description of Project: A conditional use permit with a development program and change of zone from C-2-BE/P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone. The development program as proposed would limit the allowed uses to all permitted uses described in the C-2 Zone and additionally would allow permitted uses described under C-3, except for automobile battery service, automobile brake repair, automobile muffler shops, automobile radiator shops, automobile repair garages within an enclosed build only. All uses subject to permit in the C-3 Zone, would still be subject to permit. The development standards for the C-2 zone shall apply to the proposed C-3-DP Zone, including a height limit of 35 feet and outdoor storage restrictions.

Gross Acres: 13,567sq feet (0.31 acres)

Environmental Setting: The project site is located North of Florence Avenue, East of Carmenita Road and South/West of Telegraph Road. Project site is a 14,000 sq foot lot with used as an existing used car lot. The used car lot has operate for the past ten years and continued operation is proposed.

Zoning: Project is currently zoned C-2-BE/P-R (Neighborhood Business- Billboard exclusion/Parking Restricted) a zone change is proposed to C-3-DP-BE (Unlimited Commercial with a Development Program, Billboard Exclusion) Zone.

Community Standards District: N/AGeneral Plan: Category 1 (low-density residential)

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board | <input type="checkbox"/> |
- (Check if septic system proposed)

Trustee Agencies

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> |

Special Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> None | <input type="checkbox"/> High School District |
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Town Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District |
| <input type="checkbox"/> | |

Regional Significance

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

County Reviewing Agencies

- | | |
|--|---|
| <input type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff Department |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> DPW: Land Development Division and Traffic and Lighting Division | |
| <input checked="" type="checkbox"/> Fire Dept.: Planning Division | |
| <input type="checkbox"/> DHS: | |

IMPACT ANALYSIS MATRIX		Pg	ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☐	☒	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anita Gutierrez Date: August 25, 2009

Approved by:  Date: 11/16/09

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Source: The California Geological Survey.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Code, Title 26 - Sections 110.2, 111 & 113 (Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)		
<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS	
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input type="checkbox"/> Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
---	--	---

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Source: Federal Emergency Management Agency.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- ☒ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☒ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Source: Los Angeles County Fire Department.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				<i>The subject property is adjacent to a manufacturing zone</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
				<i>More intense uses would be allowed such recreation and amusement uses that might increase the ambient noise levels.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

Project noise buffer shall be maintained between residential and commercial use.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study
☐ Industrial Waste Permit ☐ National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|--|
| <input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit) | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | |
| <input type="checkbox"/> Project Design | <input type="checkbox"/> Air Quality Report |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|--|--|---|

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Sources: General Plan & Malibu Land Use Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Oak Tree Permit

☐ ERB/SEATAC Review

☐ Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
				<i>Source: California Historical Resources Inventory.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Lot Size

☐ OTHER CONSIDERATIONS

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Simulation

☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Traffic Report

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- ☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- ☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Site Dedication

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>Change of zone from C-2-BE/P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) to C-3-BE (Unlimited Commercial, Billboard Exclusion). The change of zone would increase the allowed height of structures from 35 feet to 13 times the buildable area. Permitted uses would allow regional serving commercial compared to the present neighborhood serving. Used goods could be sold, such as automobiles, where only new goods, or genuine antiques could be sold in C-2.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Phase 1 Environmental Assessment

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>Can the project be found to be inconsistent with the zoning designation of the subject property?</div> <hr/> <div><i>Used car sales are not currently allowed in the C-2 (Neighborhood Business) zone, the applicant is requesting a zone change to C-3 (Unlimited Commercial) zone.</i></div>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Based on its history of last 10 years that the same business has operated, it has never caused any problems, inconveniences to public health safety and general welfare. The city of Santa Fe, NM is adjacent and ~~the~~ zoning is equivalent to C-3 zoning. Half of our property is within the city & is zoned C-3. And there are no problems for the public on our adjacent parcel that falls into the city jurisdiction.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Yes it is and has been operating same business as is for the past 10 years & it meets all requirements. We just want to be in compliance with county's ~~business~~ use requirements for used auto sales property changing from C2 to C3.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

Yes it is served by Carmenita Rd Drive Way access.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

There has been no modifications, current Auto Sales Business has been operating in a C2 Zone & apparently a zone C3 is required for a used Auto sales business.

- B. A need for the proposed classification exists within such area or district because:

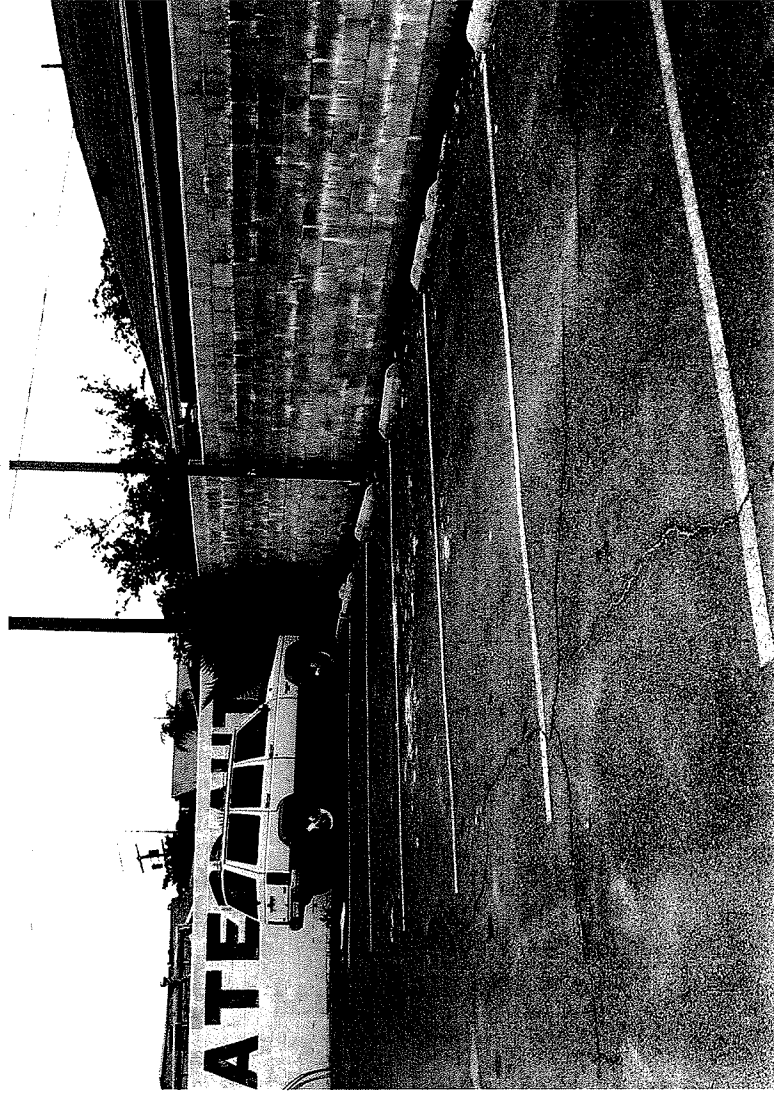
This property has been used as used Auto Sales for the past 10 years. Business Good will & history has been built due to City of Whittier Authorizing the business use and now county stating the property needs to be zoned as C3. We are currently zoned as C2.

- C. The particular property under consideration is a proper location for said zone classification within such area of district because:

Area across & around is commercialized & the auto sales business complements the commercialized environment. ~~It is a proper location~~
Across from Gateway Plaza: Target, Walmart, Marshalls, LA Fitness, CVS Pharmacy, Quiznos, Starbucks, IN N Out, many Retail commercial businesses.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

It has already demonstrated over the last 10 years of operation it has not caused any problems or threat to the interest of Public Health, Safety & General Welfare.







Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2007-03194-(1)
ZONE CHANGE NUMBER 200700012
CONDITIONAL USE PERMIT NUMBER 200700221

PUBLIC HEARING DATE
10/13/2010

AGENDA ITEM
7

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Ziba Gregorian

OWNER

Ziba Gregorian

REPRESENTATIVE

None

PROJECT DESCRIPTION

Pursuant to Section 22.56 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting to allow the continued operation of a used car sales lot. A concurrent application for a zone change from C-2-BE-PR (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zone to C-3-DP-BE (Unlimited Commercial, with a Development Program and Billboard Exclusion Zone) is required to allow for the sale of used cars and has been requested.

REQUIRED ENTITLEMENTS

The applicant is requesting a Zone Change to change the zoning from C-2-BE/ P-R (Neighborhood Business, Billboard Exclusion/Parking Restriction) Zones to C-3-DP-BE (Unlimited Commercial, Billboard Exclusion with a Development Program) Zone and a Conditional Use Permit to allow the continued operation of a used car lot and to implement the development program.

LOCATION/ADDRESS

10550 Carmenita Road, Whittier

SITE DESCRIPTION

Project site is a 14,000 sq foot lot developed with an existing used car lot. The used car lot has operated for the past ten years and continued operation is proposed.

ACCESS

Via Carmenita

ZONED DISTRICT

Sunshine Acres

ASSESSORS PARCEL NUMBER

8029-003-051

COMMUNITY

South Whittier - Sunshine Acres

SIZE

0.5 Acres

COMMUNITY STANDARDS DISTRICT

N/A

EXISTING LAND USE

EXISTING ZONING

Project Site

Used car lot

C-2-BE (Neighborhood commercial) and P-R
(Restricted Parking)

North

Commercial

City of Santa Fe Springs

East

Single-Family residences and Commercial

A-1 (Light agriculture) and M-1-BE (Light
manufacturing)

South

Single-Family residences

A-1 (Light agriculture) and M-1-DP (Light
manufacturing)

West

Commercial

City of Santa Fe Springs

GENERAL PLAN/COMMUNITY PLAN

LA County General Plan

LAND USE DESIGNATION

Category 1 - Low Density
Residential 1-6 du/acre

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

Mitigated Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE

RPC ACTION

NEEDED FOR NEXT MEETING

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Anita Gutierrez

RPC HEARING DATE(S)

10/13/2010

RPC ACTION DATE

10/13/2010

RPC RECOMMENDATION

APPROVE

MEMBERS VOTING AYE

4

MEMBERS VOTING NO

0

MEMBERS ABSTAINING

0

STAFF RECOMMENDATION (PRIOR TO HEARING): APPROVAL

SPEAKERS*

(O) 0

(F) 2

PETITIONS

(O) 0

(F) 0

LETTERS

(O) 0

(F) 0

*(O) = Opponents (F) = In Favor